

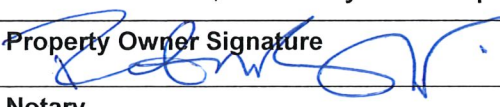
Administrative Alternates



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i>	OFFICE USE ONLY
Section(s) of UDO affected: UDO Sections 3.2.5.F1 & F3, and 3.4.7.E Provide an explanation of the alternate requested, along with an applicant's statement of the findings See attached.	Transaction Number
Provide all associated case plan numbers including zoning and site plan: Z-46-15; SR-108-18	

Property Address 502 W Lenoir Street		Date 2/28/2019
Property PIN 1703-46-8600	Current Zoning IX-4-UL-CU	
Nearest Intersection W Lenoir Street and S West Street		Property size (in acres) 0.38
Property Owner Silverplate Properties, LLC	Phone	Mail
	Email	
Project Contact Person Michael Birch, Attorney for Property Owner	Phone 919=645-4317	Mail 2235 Gateway Access Pl., Ste. 201, Raleigh, NC 27607
	Email mbirch@longleaflp.com	
Property Owner Signature 	Email mbirch@longleaflp.com	
Notary Sworn and subscribed before me this <u>28</u> day of <u>February</u> , 20 <u>19</u> My commission expires: <u>6-19-2020</u>	Notary Signature and Seal  	

Transparency (UDO Section 1.5.9.C)

1. The approved alternate meets the intent of the transparency requirements.

Response: The proposed accessory building would provide a viewing for customers and pedestrians on the south-facing façade, whereby viewers will have the opportunity to view the smokehouse operations. The viewing window will lend visual interest to the smokehouse for both pedestrians and customers.

2. The approved alternate conforms with the Comprehensive Plan and adopted City plans.

Response: By creating a viewing space for customers and pedestrians, the proposed accessory building would further the following Comprehensive Plan policies: Policy UD 1.3 “Creating Attractive Facades”; Policy UD 4.5 “Improving the Street Environment”; Policy UD 5.4 “Neighborhood Character and Quality”; Policy UD 6.1 “Encouraging Pedestrian-Oriented Uses”; and Policy 6.2 “Ensuring Pedestrian Comfort and Convenience”.

3. The street-facing building façade utilizes other architectural treatments to create visual interest to offset the reduction in transparency.

Response: The applicant anticipates placing an integrated wood storage area for the pit house that gives the elevations depth and texture along West Street.

3. Blank Wall Area (UDO Section 3.2.5.F3)

Summary: The blank wall area standard requires a fifty-foot (50’) maximum blank wall area. The proposed commercial kitchen facility seeks an administrative alternate for the both the north and south-facing elevations. On the south-facing elevation, the commercial kitchen facility will include a viewing window of the pit house for pedestrians and patrons. On the north-facing elevation, the commercial kitchen facility anticipates a chimney.

Administrative Alternate Findings (UDO Section

1. The approved alternate meets the intent of the blank wall area regulations.

Response: The proposed commercial kitchen facility and employee-only entrance break up the undifferentiated building mass with a viewing window for patrons and pedestrians on the south-facing elevation, and with a chimney on the north-facing elevation.

2. The approved alternate conforms with the Comprehensive Plan and adopted City plans.

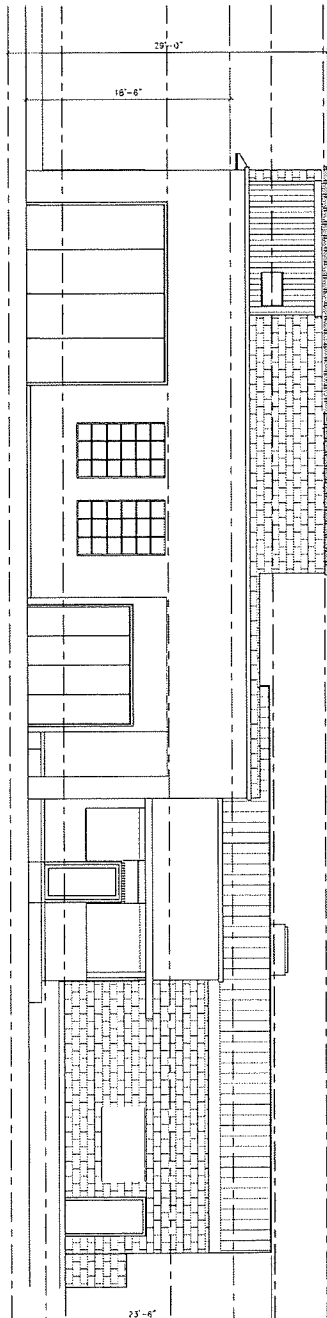
Response: The requested alternate conforms with the Comprehensive Plan policies that encourage well-designed building facades and storefront windows to create visual interest and break up monolithic building areas.

3. The increase in blank wall area is offset by additional architectural treatments and increased vertical landscaping.

Response: The applicant anticipates placing an integrated wood storage area for the pit house that gives the elevations depth and texture along West Street.

4. The amount of blank wall area for buildings located on an Urban Frontage should not be more than 40%

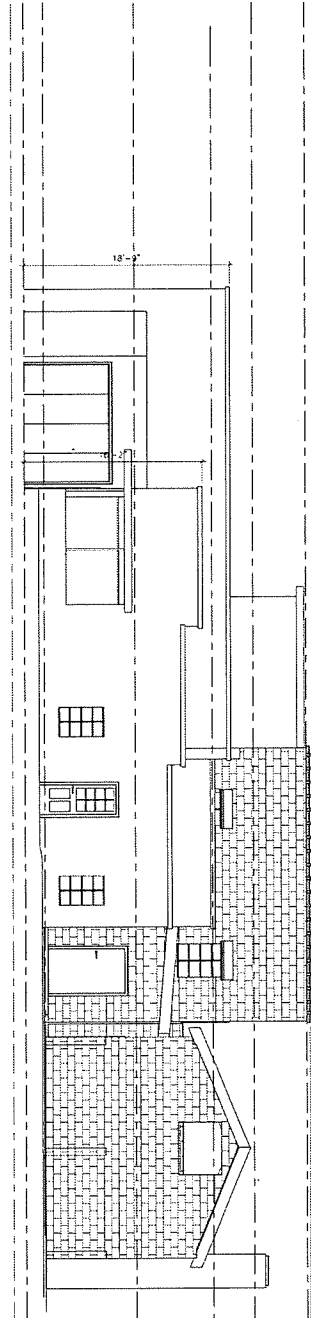
Response: While the building is located on an Urban Frontage, the proposed use of a pit house is not compatible with the blank wall area requirements. While the blank wall area will exceed 40%, the design of the pit house ensures safety for employees, patrons and pedestrians.



1
1/8" = 1'-0"

BACK ELEVATION
AVERAGE ELEVATION
+303'

SECOND FL. PARAPET
+331.6'
SECOND FL. CLG
+326.8'
FIRST FLOOR CLG
+323.1'
SECOND FL.
+317.2'
PITHOUSE
+307.9'
FIRST FLOOR
+306.1'
BACK OF CURB
AVERAGE ELEVATION
+303'



1
1/8" = 1'-0"

EAST ELEVATION
AVERAGE ELEVATION
305'

SECOND FL. PARAPET
+331.6'
SECOND FL. CLG
+326.8'
FIRST FLOOR CLG
+323.1'
ENTRY CLG
+307.9'
PITHOUSE FL
+307.9'
FIRST FLOOR
+306.1'
BACK OF CURB
AVERAGE ELEVATION
305'

A1.1

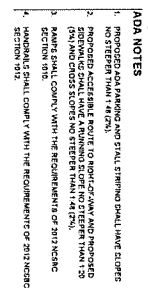
STREET FACING
ELEVATIONS

DATE	02.07.19
DR.	CH
PROJ. #	
REVISIONS	DATE
1	11/1/18

MAURER ARCHITECTURE

115.5 E. HARGETT ST. SUITE 300, RALEIGH, NC 27601
TEL. 919-829-4969 FAX. 919-829-0860

502 W. LENOIR ST.
Raleigh, NC

[illegible]

NOTES

1. TOPDRESSING AND SOIL/GRASS SURVEY PROVIDED BY COLUMBINE, MOORE & WILCOX, INC. (LAWD 03-03-0018)
2. PROJECTS IN A LOCALIZED AREA OF THE CITY WERE IDENTIFIED BY THE OUTSIDE CONSULTANT AS BEING NEARLY IDENTICAL TO THE CITY'S EXISTING FLOODPLAIN BASED ON THE FEMA MAP NUMBER 370200020D DATED MAY 2, 2003.
3. 2. PROJECTS IN A LOCALIZED AREA OF THE CITY WERE IDENTIFIED BY THE OUTSIDE CONSULTANT AS BEING NEARLY IDENTICAL TO THE CITY'S EXISTING FLOODPLAIN BASED ON THE FEMA MAP NUMBER 370200020D DATED MAY 2, 2003.
4. THIS DRAWING IS NOT FOR RECONSTRUCTION.
5. WINDU COW SHALL ACQUAINT SITES EXISTING IN ANNUAL BUSINESS SALES
6. A RECONSTRUCTION PROJECT WILL BE RECONSTRUCTED AS A CONDITION OF APPROVAL.
7. PROJECTS WILL BE RECONSTRUCTED TO BE IN COMPLIANCE WITH BUILDING PERMITS
8. NO PARKING IS ALLOWED OR PROPOSED IN THE CITY LANDSCAPE AREA (PARKING BUILDING AND STREET)

DEVELOPMENT NAME: 502 W LENOIR STREET

SITE ADDRESS: 502 W. LENOIR STREET
RALEIGH, NORTH CAROLINA 27601

PIN NUMBER: 1703 10-46-2020
1703 10-46-7050

JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: IX-4-UL-CU

EXISTING USE: AUTO SHOP/GARAGE
PROPOSED USE: RESTAURANT

BUILDING SETBACKS:
FRONT: 3'
SIDE STREET: 3'

SIZE: 6
WEAR: 6

FRONT: 10'
SIDE STREET: 10'
SIDE: 5'

REAR- 3'
REQUIRED OUTDOOR AMENITY AREA: 1,054 SF
REQUIRED OUTDOOR SECURITY AREA: 1,054 SF

PROVIDED COLLISION LIABILITY AND/OR: 1,000,000
PRE DEVELOPMENT IMPERVIOUS AREA (SF)AC
POST DEVELOPMENT IMPERVIOUS AREA (SF)AC

PARKING CALCULATION:

PARKING = 1 SPACE PER 500 SF GROSS FLOOR
PRIMARY BUILDING 5,202 SF / 500 SF = 10 SPAC
ACCESSORY BUILDING 1,027 SF / 500 SF = 2 SP
TOTAL REQUIRED: 12 SPACES

EXISTING PARKING:

0 PARKING SPACES (0 ADA ACCESSIBLE, 0 VAN
ON-SITE PROPOSED PARKING:
17 PARKING SPACES (2 ADA ACCESSIBLE, 2 VAN

VARIANCE APPROVED FOR TO REMOVE REQUIRED
PARKING SPACES

BIKE PARKING PROVIDED: 4 SHORT TERM, 4 LONG TERM
BIKE PARKING PROVIDED: 4 SHORT TERM, 4 LONG TERM
OWNER/DEVELOPER:

SILVERPLATE PROPERTIES, LLC
801 OBERLIN ROAD, SUITE 305
RALEIGH, NC 27605

ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JEFF CRUMPLER, P.E.
CONTACT: JEFF@CRUMPLER.COM

CONTACT JOHN CROWDER, PE
2208 RIDGE ROAD
RALEIGH, NC 27612
(819) 413-1704

TES

TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY
MOSS, S. PANCIERA, DATED 05-03-2016.

PROPERTY IS LOCATED IN ZONES X (AREA OF
THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL
FLOODPLAIN) BASED ON THE FEMA MAP NUMBER

NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED.

THIS DRAWING IS NOT FOR RECORDATION.

IN NO CASE SHALL ALCOHOL SALES EXCEED 7 SALES.

A DEMOLITION PLAN WILL BE REQUIRED AS A
PARCELS WILL BE RECOMBINED PRIOR TO ISS

PERMITS

BETWEEN BUILDING AND STREET.

502 W. LENOIR STREET
RALEIGH, NORTH CAROLINA

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	02/06/19



2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533